

## **URGENT INFORMATION for Homeowners!**

For many years a licensed Professional Engineer (PE) has been required for any structural repairs to commercial, industrial, and municipal projects. However, only a few cities and counties within the State of Alabama required a PE report and/or plan of repair (POR) for structural renovations to residential homes.

In October 2012, the law changed. We truly believe this requirement will only benefit you!

The **Alabama Energy and Residential Codes Board (AERCB)** **voted to establish state-wide construction standards.** The AERCB, which was created by the state Legislature in 2010, based the building codes on the **2009 International Residential Code** and the 2009 International Energy Conservation Code.

**The codes took effect on October 1, 2012.**

### ***HOW DOES THIS EFFECT YOU?***

[\[Read More LINK\]](#)

It was deemed that areas already having building codes and building inspectors, would simply work the new codes into their inspections. *In rural areas not serviced by a building inspector **the responsibility will fall to the builder or contractor to ensure construction meets the requirements.***

Per Karen Clifton of the Alabama Department of Economic and Community Affairs, Energy Division, "Even though jurisdictions may have no designated inspection authority, ***the adoption of a code provides the building owner/homeowner with a legal foundation in instances of code violations.***"

ADECA's Energy Division has held presentations across the state to inform code officials, building inspectors, contractors, architects and other professionals involved in the building industry, of these new requirements.

### **WHAT DOES THIS MEAN TO YOU?**

The 2009 International Residential Code (IRC) requires that "*construction documents shall be prepared by a registered design professional.*" There's also a rather wordy definition of *registered design professional* (37 words, to be exact) which states it is to be a *Professional Engineer*.

There is an exception to this code, but it does not apply to structural (foundation) repairs of any type.

So, again...***what does this mean to you?***

If you are experiencing foundation failure or slab settlement, before calling upon any repair company to perform an “inspection,” save yourself some time and frustration by instead first calling a licensed, and registered in the State of Alabama, independent Professional Engineer. (By independent we mean they are not employed by a repair company, nor do they own or have a vested interest in a repair company.)

Then provide that PE report to the foundation company/companies of your choice...and have them bid exactly what the PE said to do. Deviations from that plan will have to be approved by the PE prior to permits being issued by the city/county.

If you choose to call a foundation repair company first, and they do *not* inform you of the state law requiring a PE during the initial phone call or site visit, but they *do* offer you a site visit and then a proposal to perform the work — beware!

As in any line of work, there are always those without integrity and they are always willing to take your money without ever mentioning the new code requirement. This leaves you without a recourse of action simply because *you* failed to follow that law.

The cost for doing business with these companies can be high as the fines for breaking this law can run into the thousands of dollars!!

It's your home or structure. Don't take shortcuts. Don't break the law. It will only cost you more in the end, anyway!